

LAND FOR SALE

**155+/- Acres, Palo Alto County, Iowa
Offered at \$1,444,000**

HIGHLIGHTS:

- Highly productive farmland
- Close to ethanol plant
- 86.8 CSR2
- One of the best in a strong farming community



Property Location: Five miles east and three miles north of Emmetsburg, Iowa.

Legal Description: The Southwest 1/4 of Section 1, excepting acreage site in SW 1/4 SW 1/4 , all in Township 96N, Range 32W of the 5th PM



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For additional information, please contact:

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Property Information

Property Description: Very productive farm with 86.8 CSR2 . One of the best in a very strong farming community.

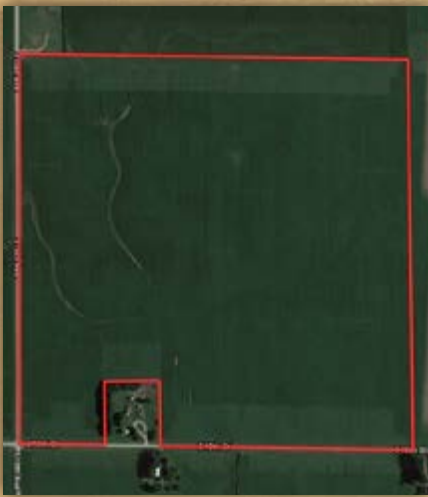
Farm Data:

Cropland 152.31 acres
 Non-crop 3.34 acres
 Total 155.65 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	76.5 acres	179 bushels
Soybeans	75.8 acres	52 bushels

Taxes: \$4,746



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
138B	Clarion loam, 2 to 6 percent slopes	47.2	30.24	89	2e
259	Biscay clay loam, 0 to 2 percent slopes	1.8	1.15	52	2w
55	Nicollet clay loam, 1 to 3 percent slopes	30.0	19.21	89	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.3	0.86	59	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.1	3.26	83	3e
107	Webster clay loam, 0 to 2 percent slopes	70.7	45.28	86	2w
TOTALS		156.1	100%	86.76	1.85

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.